



City of Seattle

Gregory J. Nickels, Mayor

Department of Design, Construction and Land Use

D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE**

Application Number: 2207841

Applicant Name: Lisa Kennan-Meyer, Architect for BCK Investments, LLC

Address of Proposal: 2717 60th Avenue SW

SUMMARY OF PROPOSED ACTION

Master Use Permit to establish use for future construction of a three story townhouse building containing five dwelling units and five surface parking spaces adjacent to the alley.

The following Master Use Permit component is required:

Administrative Design Review - Design Departure from parking space and open space size standards per SMC 23.54.030A2 and 23.45.016A3a.

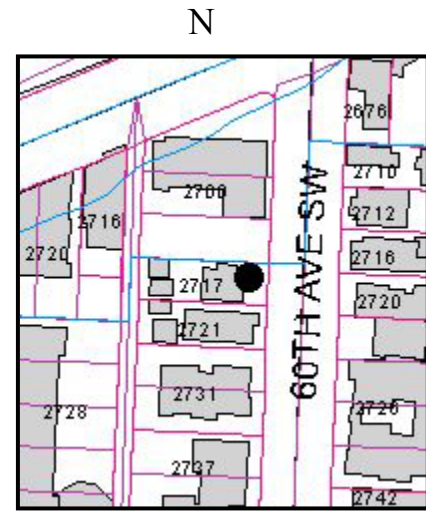
SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading or demolition
or involving another agency with jurisdiction.

BACKGROUND INFORMATION & PROPOSAL:

The site is located in the Alki Beach area on the west side of 60th Avenue SW. The site is zoned Lowrise 3 (L3) with a Neighborhood Commercial One zone (NC1-30) zone abutting the property to the north. The surrounding properties are developed with a mixture of large and small apartment complexes. Most structures are three stories, however, the existing property to the south is developed with a two story triplex and the property to the north is developed with a four story apartment complex. The proposal calls for a three-story, five-unit townhouse building with five surface parking spaces off the alley. The site is currently developed with a single family residence, which will be demolished as a result of this project.



PUBLIC COMMENTS:

One public comment letter was received during the comment period which ended March 7, 2003. The writer states that no parking variance should be allowed as parking in the area is already a “nightmare”. Also of concern was that the height and setback of the proposed building will block views of the water for his long-term tenants in the building to the south. He is concerned that this will, in turn, affect the value of the property and the amount of rent that can be charged for the units. One additional comment letter was received from a different citizen on May 5, 2003. The comment letter expressed concerns with parking in the area and his objection to the approval of a departure to the development standards for parking.

ANALYSIS - DESIGN REVIEW:

The applicant is applying for Administrative Design Review in order to receive departures from the land use code for design of parking spaces. Any departures need to demonstrate how the proposed design better meets the intent of the early design guidance as stated below.

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the department provides the siting and design guidance described below and identified by letter and number those siting and design guidelines found in the City of Seattle’s “*Design Review: Guidelines for Multifamily and Commercial Buildings*” of highest priority to this project.

The Director’s decision is based on the extent to which the proposed project meets the applicable design guidelines and in consideration of public comments on the proposed

project (SMC 23.41.016D). The Department previously identified the elements of the Design Guidelines that are critical to the projects overall success.

A Site Planning

A-1 Responding to Site Characteristics

The siting of buildings should respond to specific site conditions and opportunities.

The building should be sited in such a way to capture any possible views of the water. The site is located on a residential street with on-street parking and sidewalks with seaside type apartment buildings and a small scale cottage-style, three-unit building to the south of the structure. The project should emphasize beach style or vacation type architecture.

The building as proposed represents vacation and beach style architecture with façade colors and treatments. The building is situated to capture any available views from the site while still meeting setback requirements.

A-2 Streetscape Compatibility

The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

The project should reinforce the residential spatial standards characterized along the street. A front yard should be created with gardens and open space. The open space should progress from the street and sidewalk public space to semi-public space, semi-private yard or garden and finally private open space with steps and front door or small porches or decks.

The project meets this guideline with use of landscaping, low fencing, open space, steps and recessed doorways.

A-3 Entrances Visible from the Street

Entries should be clearly identifiable and visible from the street.

Individual unit entrances should be visible and accessible from the street as well as from the alley. Clear entry ways should be provided from both the street and the alley.

Entrances are visible with steps, breaks in landscaping, lighting and doors will be different colors to enhance the separateness of the units.

A-5 Respect for Adjacent Sites

Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.

The project should provide a semblance of privacy to tenants of the adjacent structure to the south.

The walkway to the units provides a semi-private fence and recessed entry ways. The open spaces for outdoor activities are located on the north side and east sides of the building. Landscaping will be provided on the south to maintain privacy of open space.

A-6 Transition between Residence and Street

For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.

The area is very pedestrian friendly and has a lot of activity due to the proximity of Alki Beach. Units that have entrances facing 60th Avenue SW should have a sense of privacy with features such as porches or recessed entries. The transition between the sidewalk and building should provide something in the way of landscaping or low fencing to create a secure feeling for the units while still promoting social interaction among residents and neighbors.

The entrances facing 60th are recessed and stepped up in order to provide a sense of privacy. Low level fencing and landscaping create a sense of security while still encouraging interaction among residents and neighbors.

A-7 Residential Open Space

Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

Useable, attractive and active open space should be a priority for each unit.

Each unit is provided with landscaped open space including patios and hose bibs for maintenance of existing landscaping and other gardening activities.

A-8 Parking and Vehicle Access

Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties and pedestrian safety.

The impact of automobiles should be minimized. Attractive, lighted areas to enhance the pedestrian environment along the alley and street should be emphasized.

Parking off the alley will be screened from the open spaces with fencing and landscaping. Attractive pathways enhanced with lights lead the tenants from the parking area to their units.

B Height, Bulk and Scale

B-1 Height, Bulk and Scale

Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to near-by , less-intensive zones.

The project should be sensitive to the neighboring building to the south by reducing bulk through using lower or steeply pitched type roof designs.

The different colors individualize the units and work well with the different façade treatments and pitched roof to reduce the appearance of bulk.

C Architectural Elements and Materials

C-1 Architectural Context

New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complements the architectural character and siting pattern of neighboring buildings.

This project should pay particular attention to and integrate or enhance the beach type or vacation type of architecture in the surrounding area.

The project adopts and enhances the vacation or beach type style of architecture in the neighborhood.

C-2 Architectural Concept and Consistency

Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept.

Buildings should exhibit form and features identifying the functions within the building.

In general, the roofline or top of the structure should be clearly distinguished from its façade walls.

Color and modulation should be used to help define the units. Lighting and landscaping should be designed to enhance the overall concept.

The color, façade treatments, recessed entries and roofline provide definition of units, a clearly distinguished roofline and are well proportioned to the site.

C-4 Exterior Finish Materials

Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

Exterior materials should be of high quality, and utilize principles of sustainability (especially with the site's close proximity to the salt water) and easy to maintain.

The materials will be of high quality and sustainable within this type of environment.

C-5 Structured Parking Entrances

The presence and appearance of garage entrances should be minimized so that they do not dominate the street frontage of a building.

This is an important guideline for the project. The project, relative to the proposed surface parking area, needs to pay particular attention to providing a pedestrian friendly environment along the alley through attractive landscaping, lighting and pathways.

Access to and from the surface parking located off the alley is provided through an attractive and lit pathway.

D Pedestrian Environment

D-1 Pedestrian Open Spaces and Entrances

Provide convenient, attractive and protected pedestrian entries.

Entry arbors, lighted pathways, small covered porches at front doors are reasonable and practical features to include in this climate. Open spaces should be well-designed with a variety of landscape elements.

Entries are recessed and accessed by attractive pathways that are enhanced by landscaping, low level fencing and arbors.

D-6 Screening of Dumpsters, Utilities and Services Areas

Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible.

Trash should be located in a parking garage or otherwise in a well-designed enclosure for recycling and garbage that is attractive, well designed (durable) and maintainable.

The trash enclosure is designed to fit individual garbage cans and will be constructed with the same attractive arbor and fencing design.

E Landscaping

E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites ***Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.***

The planting strip should provide opportunities for additional landscaping to enhance the pedestrian flow and character of the public way abutting the site.

The planting strip will be planted with attractive bushes.

E-2 Landscaping to Enhance the Building and/or site ***Landscaping, including living plants, special pavement, trellises, screenwalls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project.***

A landscaping plan following the above guidelines should be well-developed for the next level of review.

The landscape plan is well developed with attractive landscape elements that will enhance the overall project.

ANALYSIS – DESIGN DEPARTURES

<i>Development Standard</i>	<i>Requirement</i>	<i>Proposed</i>	<i>Justification</i>	<i>Action</i>
Design of parking Sect. 23.54.030B1a	<i>Each stall is required to be 8 ½ feet wide and 16' deep. Stalls abutting property lines are required to be 9' wide for door openings.</i>	<i>Three spaces at 7'6" wide, one end space at 8'6" wide and the other end space at 9' wide.</i>	<i>Better pedestrian environment at the rear of the structure with lighted pedestrian pathway and attractive fencing.</i>	Approved
Open space Sect. 23.45.016A3a(1)	<i>An average of 300 sq. ft. per unit Pathways meeting barrier free standards can be calculated in open space requirement</i>	<i>An average of 289 sq. ft per unit Walkways meet barrier free requirement, entrances to units do not.</i>	<i>Better pedestrian environment with walkways and lighting. Opportunity for recreational activities ½ block away along Alki Avenue S.W.</i>	Approved

DECISION – ADMINISTRATIVE DESIGN REVIEW

The requested Design Departures and building design are **APPROVED** with no conditions.

Signature: (signature on file) Date: August 21, 2003
Lori Swallow, Land Use Planner
Land Use Services

LS:bg

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